



**TOQUERVILLE CITY
SPECIAL PLANNING COMMISSION MEETING MINUTES**

**July 21, 2026, at 6:30 pm
212 N. Toquer Blvd, Toquerville Utah**

Present: Chair: Dean Haymore; Commissioners: Angela Harrison; Commissioner Alternates: Mark Welker; Staff: Assistant City Manager Darrin LeFevre, City Recorder & Planning/Zoning Administrator Emily Teaters; Absent: Commissioners: Lonnie Christensen, Mila Allinson, Glenn Leavitt.

A. CALL TO ORDER – 6:00 PM

<https://www.youtube.com/live/CYZUq7ksQR4?si=1NkbVnAZDnZ7XO9G&t=9>

Chair Dean Haymore called the meeting to order at 6:30 p.m. Commissioner Harrison led the Pledge of Allegiance. The invocation was led by Commissioner Welker. There were no declarations of conflicts.

B. APPROVAL OF AGENDA:

https://www.youtube.com/live/CYZUq7ksQR4?si=Dji87i_o2Ki9Qcvq&t=85

1. Approval of agenda order.

Commissioner Harrison made a motion to approve the agenda order. Commissioner Welker seconded the motion. Motion carried 3-0. Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

C. BUSINESS:

<https://www.youtube.com/live/CYZUq7ksQR4?si=D8Ja2GtnJOvvk9WR&t=95>

1. Design Review of Exterior Lighting for IME Automations located at 1801 N. Anderson Junction Rd., submitted by Derek Hall.

A. Applicant/Staff Report

Derek Hall spoke during this item, explaining that the building plans had been approved, but the proposed lighting fixtures had not. He stated that all of the lighting fixtures had already been ordered, which is why he was requesting approval of the proposed fixtures. The Planning Commission and staff discussed the proposed lighting type, with Derek noting that one reason for requesting the exception was the cost of replacing the fixtures. The Commissioners and staff also discussed the proposed fixture height. Emily explained that the fixtures are fully shielded and, if installed at a height of less than 17 feet, would comply with all applicable code requirements except for the color temperature standard.

Manning Butterworth spoke during the public hearing, expressing concerns about the LED lighting and suggesting that filters be added to the fixtures. Emily and Derek explained that they had explored that option, but filters were not available for the proposed fixtures. Commissioner Welker expressed concerns regarding the lighting requirements for new construction. Manning Butterworth spoke again, asking how late the lights would remain on. Derek and staff responded to Commissioner Welker's questions regarding the proposed lighting and lighting in the surrounding area. Emily cited the applicable code provision authorizing the Planning Commission to grant an

exception and reviewed the approval standards for their consideration. Before the motion, Chair Haymore noted that while Derek had raised the cost of replacing the fixtures, the applicant's cost was not one of the considerations for the Planning Commission in evaluating the request. The Planning Commission then discussed the request before making a motion.

B. Discussion and Possible Recommendation

Commissioner Harrison made a motion to approve the Exterior Lighting for IME Automations, including the requested 17 foot parking lot lights or below, and 3,000 kelvin light fixtures based on the approval criteria contained in 10-24-4-14 of the Toquerville City Code. Commissioner Welker seconded the motion. Motion carried 3-0. Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

D. ADJOURN:

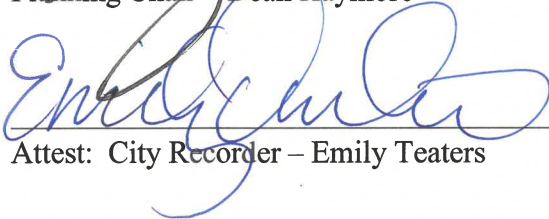
<https://www.youtube.com/live/CYZUq7ksQR4?si=CYhAAX41O9ld1lkp&t=1588>

Commissioner Welker made a motion to adjourn. Commissioner Harrison seconded the motion. Motion carried 3-0. Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

Chair Haymore adjourned the meeting at 6:56pm.



Planning Chair – Dean Haymore



Attest: City Recorder – Emily Teaters

12 August 2026
Date

